Development Control – Delegated Officer Report

Application Number: AWDM/1099/13 **Recommendation – Issue Certificate**

Site: **27 Mile Oak Road, Southwick, Brighton, West Sussex BN42 4QG**

Proposal: **Application for Certificate of Lawfulness for proposed rear dormer.**

Date of site visit: 23 September 2013

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This is an application for a Certificate of Lawfulness where the planning merits of the development cannot be taken into account. The application relates to a proposed rear dormer window at this terraced house. It will measure 5.4m wide, 2.3m high and 3.4m deep. It will have a volume of 21.11 cubic metres.

Relevant site history

None

Consultations

None

Representations

Not applicable

Relevant Planning Policies

Not applicable

Assessment

The roof extension falls to be considered under Class B of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The provisions of Class B which are relevant to this case are as follows:

(a) No part of the extension will exceed the highest part of the roof.
(b) The extension is not being constructed on the roofslope which forms the principal elevation and fronts a highway

(c) The cubic content of the extension is approximately 21 cubic metres, below the 40 cubic metres permitted for a terraced dwelling such as this.
(d) No veranda, balcony or platform is proposed, nor any flue, etc
(e) The dwelling is not on Article 1(5) land

B.2 (a) The agent has confirmed that materials will be similar in appearance to the existing dwelling
(b) The dormers will be set back more than 20cm from the roof eaves
(c) No side windows are proposed

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The proposed roof extension as shown on drawing no. SK1 Revision B received 15 October 2013 constitutes 'development' as defined by Section 55 of the Act and is 'permitted development' under Class B of Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

First Schedule

Rear dormer.

Second Schedule

27 Mile Oak Road, Southwick, BN42 4QG

Case Officer: Peter Barnett Date: 17 October 2013

Authorised by: Gary Peck Date: 17 October 2013